

5. Respondent's appraisal report for the Subject Property failed to meet the following requirements of USPAP Standards (2004):

a. Respondent failed to be sufficiently diligent in gathering factual information to ensure that the data was correct, and there were errors that might affect the opinion of value, in violation of Standards Rule 1-1(b).

b. Respondent made a series of errors within the report which in the aggregate affected the credibility of the results, in violation of Standards Rule 1-1(c).

c. The report failed to discuss current leases within the Subject Property (which were listed below the actual leases quoted in the appraisal), in violation of Standards Rule 1-2(iv).

d. The report failed to adequately analyze the gross rent multipliers as provided in the sales comparison approach, all higher than the reconciled gross rent multipliers applied in the income approach, and failed to analyze comparable rental data to support the forecasted rents, in violation of Standards Rule 1-4(a) and (c).

e. The report failed to adequately analyze the pending contract with sales concessions, in violation of Standards Rule 1-5(a).

f. The report failed to adequately communicate each analysis, opinion and conclusion in a manner that was not misleading, in violation of Standards Rule 2.

g. Due to canned comments and cloning errors, the report was not clearly and accurately set forth and did not contain sufficient information to understand the report properly, in violation of Standards Rules 2-1(a) and (b).

6. The above-stated allegations, if proven, would constitute a violation of the laws and rules governing the practice of real estate appraising, specifically Idaho Code § 54-4107(1)(e) and IDAPA 24.18.01.700. Violations of these laws and rules would further constitute grounds for disciplinary action against Respondent's license to practice real estate appraising in the State of Idaho.

7. Respondent, in lieu of proceeding with a formal disciplinary action to

adjudicate the allegations as set forth above, hereby admits the violations and agrees to the discipline against his license as set forth in Section C below.

B.

I, Thomas F. Mullaney, III, by affixing my signature hereto, acknowledge that:

1. I have read and admit the allegations pending before the Board, as stated above in section A. I further understand that these allegations constitute cause for disciplinary action upon my license to practice real estate appraising in the State of Idaho.

2. I understand that I have the right to a full and complete hearing; the right to confront and cross-examine witnesses; the right to present evidence or to call witnesses, or to so testify myself; the right to reconsideration; the right to appeal; and all rights accorded by the Administrative Procedure Act of the State of Idaho and the laws and rules governing the practice of real estate appraising in the State of Idaho. I hereby freely and voluntarily waive these rights in order to enter into this stipulation as a resolution of the pending allegations.

3. I understand that in signing this consent order I am enabling the Board to impose disciplinary action upon my license without further process.

C.

Based upon the foregoing stipulation, it is agreed that the Board may issue a decision and order upon this stipulation whereby:

1. Respondent shall pay to the Board an administrative fine in the amount of One Thousand and No/100 Dollars (\$1,000.00) within thirty (30) days of the entry of the Board's Order.

2. Respondent shall pay investigative costs and attorney fees in the amount of One Thousand Two Hundred Fifty and No/100 Dollars (\$1,250.00) within sixty (60) days of the entry of the Board's Order.

3. Respondent shall take a continuing education course in Small Residential Income from a Board-approved provider within six (6) months from the date of entry of

the Board's Order and shall take and pass any examinations given at the conclusion of the course. Respondent shall submit proof of attendance and proof that he passed any given examinations within 30 days of attendance. If no examinations are given at the conclusion of the class, Respondent shall submit a letter from the course instructor stating that no examinations were given. Said continuing education shall be in addition to any continuing education Respondent is required to obtain to maintain his license.

4. Respondent's License No. LRA-333 shall be placed on probation for a period of six (6) months from the date of entry of the Board's Order. The conditions of probation are as follows:

a. Respondent shall maintain a log of all appraisals completed on the form attached hereto which shall be submitted to the Board on a quarterly basis (*e.g.*, if the Board's Order is entered in June 19, 2006, Respondent's first submission shall be for appraisals performed June 20 to September 19, 2006, and the second for September 20 to December 19, 2006). At the end of each 3-month period after the entry of the Board's Order, Respondent shall submit the completed form postmarked no later than the five (5) days following the end of each 3-month period to the Board at 1109 Main Street, Suite 200, Boise, ID 83702. The Board reserves the right to review any and all appraisal reports listed on the logs kept by Respondent. Failure to submit completed logs to the Board as required above may result in additional discipline.

b. Respondent shall comply with all state, federal and local laws, rules and regulations governing the practice of real estate appraising in the State of Idaho.

c. Respondent shall inform the Board in writing of any change of place of practice or place of business within 15 days of such change.

d. In the event Respondent should leave Idaho for three (3) continuous months, or to reside or practice outside of the state, Respondent must provide written notification to the Board of the dates of departure, address of intended residence or place of business, and indicate whether Respondent intends to return. Periods of time spent

outside Idaho will not apply to the reduction of this period or excuse compliance with the terms of this Stipulation.

e. Respondent shall fully cooperate with the Board and its agents, and submit any documents or other information within a reasonable time after a request is made for such documents or information.

f. Respondent shall make all files, records, correspondence or other documents available immediately upon the demand of any member of the Board's staff or its agents.

5. At the conclusion of the six-month probationary period, Respondent may request from the Board reinstatement of License No. LRA-333 without restriction. Any request for reinstatement must be accompanied by written proof of compliance with the terms of this Stipulation. The Board retains discretion to grant reinstatement of Respondent's license or to deny reinstatement and continue the period of probation.

6. All costs associated with compliance with the terms of this stipulation are the sole responsibility of Respondent.

7. The violation of any of the terms of this Stipulation by Respondent will warrant further Board action. The Board therefore retains jurisdiction over this proceeding until all matters are finally resolved as set forth in this Stipulation.

D.

1. It is hereby agreed between the parties that this Stipulation shall be presented to the Board with a recommendation for approval from the Deputy Attorney General responsible for prosecution before the Board at the next regularly scheduled meeting of the Board.

2. Respondent understands that the Board is free to accept, modify with Respondent's approval, or reject this Stipulation, and if rejected by the Board, a formal complaint may be filed against Respondent. Respondent hereby agrees to waive any right Respondent may have to challenge the impartiality of the Board to hear the disciplinary

complaint if, after review by the Board, this Stipulation is rejected.

3. If the Stipulation is not accepted by the Board, it shall be regarded as null and void. Admissions by Respondent in the Stipulation will not be regarded as evidence against Respondent at the subsequent disciplinary hearing.

4. The Consent Order shall not become effective until it has been approved by a majority of the Board and endorsed by a representative member of the Board.

5. Any failure on the part of Respondent to timely and completely comply with any term or condition herein shall be deemed a default.

6. Any default of this Stipulation and Consent Order shall be considered a violation of Idaho Code § 54-4107. If Respondent violates or fails to comply with this Stipulation and Consent Order, the Board may impose additional discipline pursuant to the following procedure:

a. The Chief of the Bureau of Occupational Licenses shall schedule a hearing before the Board. Within twenty-one (21) days after the notice of hearing and charges is served, Respondent shall submit a response to the allegations. If Respondent does not submit a timely response to the Board, the allegations will be deemed admitted.

b. At the hearing before the Board upon default, the Board and Respondent may submit affidavits made on personal knowledge and argument based upon the record in support of their positions. Unless otherwise ordered by the Board, the evidentiary record before the Board shall be limited to such affidavits and this Stipulation and Consent Order. Respondent waives a hearing before the Board on the facts and substantive matters related to the violations described in Section A, and waives discovery, cross-examination of adverse witnesses, and other procedures governing administrative hearings or civil trials.

c. At the hearing, the Board will determine whether to impose additional disciplinary action, which may include conditions or limitations upon Respondent's practice or suspension or revocation of Respondent's license.

7. This Stipulation and Consent Order is the resolution of a contested case and is a public record.

8. This Stipulation and Consent Order contains the entire agreement between the parties, and Respondent is not relying on any other agreement or representation of any kind, verbal or otherwise.

I have read the above stipulation fully and have had the opportunity to discuss it with legal counsel. I understand that by its terms I will be waiving certain rights accorded me under Idaho law. I understand that the Board may either approve this stipulation as proposed, approve it subject to specified changes, or reject it. I understand that, if approved as proposed, the Board will issue an Order on this stipulation according to the aforementioned terms, and I hereby agree to the above stipulation for settlement. I understand that if the Board approves this stipulation subject to changes, and the changes are acceptable to me, the stipulation will take effect and an order modifying the terms of the stipulation will be issued. If the changes are unacceptable to me or the Board rejects this stipulation, it will be of no effect.

DATED this 1st day of June, 2006.




Thomas F. Mullaney, III
Respondent

I concur in this stipulation and order.

DATED this 1st day of June, 2006.

SAETRUM LAW OFFICES

By 

David W. Lloyd
Of Attorneys for Respondent

I concur in this stipulation and order.

DATED this 2nd day of June, 2006.

STATE OF IDAHO
OFFICE OF THE ATTORNEY GENERAL

By Karl T. Klein
Karl T. Klein
Deputy Attorney General

ORDER

Pursuant to Idaho Code § 54-4106, the foregoing is adopted as the decision of the Board of Real Estate Appraisers in this matter and shall be effective on the 13th day of July, 2006. IT IS SO ORDERED.

IDAHO STATE BOARD
OF REAL ESTATE APPRAISERS

By Henri LeMoyne
Henri LeMoyne, Chair

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of July, 2006, I caused to be served a true and correct copy of the foregoing by the following method to:

Thomas F. Mullaney, III
1217 W. Hays
Boise, ID 83702

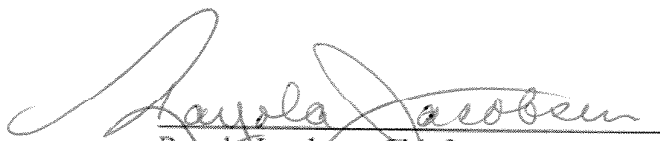
- ☒ U.S. Mail
- ☐ Hand Delivery
- ☒ Certified Mail, Return Receipt Requested
- ☐ Overnight Mail
- ☐ Facsimile: _____
- ☐ Statehouse Mail

David W. Lloyd
SAETRUM LAW OFFICES
300 E. Mallard Drive, Suite 370
Boise, ID 83706

- ☒ U.S. Mail
- ☐ Hand Delivery
- ☐ Certified Mail, Return Receipt Requested
- ☐ Overnight Mail
- ☐ Facsimile: _____
- ☐ Statehouse Mail

Karl T. Klein
Deputy Attorney General
P.O. Box 83720
Boise, ID 83720-0010

- ☐ U.S. Mail
- ☐ Hand Delivery
- ☐ Certified Mail, Return Receipt Requested
- ☐ Overnight Mail
- ☐ Facsimile: _____
- ☒ Statehouse Mail


Rayola Jacobsen, Chief
Bureau of Occupational Licenses

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